



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

*"To Enrich Lives Through Effective And Caring Service"*

Board of Supervisors  
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Fifth District

September 02, 2014

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:  
COUNTY DATA CENTER PROJECT  
CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT  
AWARD SUPPLEMENTAL AGREEMENTS  
SPECS. 5499; CAPITAL PROJECT NO. 70977  
(FOURTH DISTRICT)  
(3 VOTES)**

### **SUBJECT**

Approval of the recommended actions will certify the Final Environmental Impact Report, adopt the Mitigation Monitoring and Reporting Program, and allow the Department of Public Works to proceed with demolition plans, program confirmation, preparation of scoping documents for the County Data Center Project located at the Rancho Los Amigos South Campus.

### **IT IS RECOMMENDED THAT THE BOARD:**

1. Certify that the Final Environmental Impact Report for the County Data Center Project has been completed in compliance with the California Environmental Quality Act and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the Project; adopt the Mitigation Monitoring and Reporting Program, finding that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during Project implementation; and determine that the significant adverse effects of the Project have either been reduced to an acceptable level or are outweighed by the specific considerations of the Project, as outlined in the Environmental Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated by reference.

2. Authorize the Director of Public Works, or her designee, to execute a supplemental agreement to Agreement PW 12832 with Arthur M. Gensler and Associates, Inc., to provide demolition plans, final programming confirmation, and scoping documents for the County Data Center Project for a \$5,291,159 not-to-exceed fee; to adjust the contract sum over the term of the contract to allow for an annual cost-of-living adjustment in accordance with County policy and the terms of the Contract; and to establish the effective date following Board approval.

3. Authorize the Director of Public Works, or her designee, to execute a supplemental agreement to Agreement PW 12851 with Simplus/JGM, a joint venture, to provide project support services for the County Data Center Project for an \$830,000 not-to-exceed fee; to adjust the contract sum over the term of the contract to allow for an annual cost-of-living adjustment in accordance with County policy and the terms of the Contract; and to establish the effective date following Board approval.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will certify the Final Environmental Impact Report (EIR); adopt the Mitigation Monitoring and Reporting Program (MMRP) and allow the Department of Public Works (Public Works) to proceed with validating and refining the County Data Center Project requirements and cost estimates through the development of scoping documents. The final scoping documents will also integrate space, power, and cooling program efficiencies into the Project and minimize supporting infrastructure. Upon finalizing the Data Center requirements, Public Works will return to the Board with recommendations on the Project scope, budget, schedule project delivery method.

The County's existing Data Center, located in the City of Downey, provides information processing and communication services that are essential to the daily operation of County departments. Current supported functions include, but are not limited to:

- The County's timekeeping, payroll, and personnel systems, property valuations, property tax billings, collection, and distribution;
- Tracking systems of inmate movements within the court system and courtroom scheduling;
- Case monitoring of criminal cases, mental health clients, child support cases, and child support payments;
- Processing and routing interdepartmental e-mail; and
- Support for over 400 County websites.

The Downey Data Center is also home to one of two superhub locations for the County's Wide Area Network (WAN), which provides for our County intranet system.

### **Early Background (1999-2004)**

A 1999 needs assessment study of the existing County Data Center, which was built in 1956 for general office purposes, determined that the existing structure does not meet seismic standards for a regular office building. A moderate to severe seismic event could cause a total interruption of critical information and communication services. The study also determined that the support systems and infrastructure were likely to fail due to their age and poor condition; that the building's electrical

system surpassed its useful life; and that its dependence upon a single power feed increased the potential for system interruption or failure.

Furthermore, the existing facility could neither accommodate nor support the expanding data needs of the County for the next 30 years. Based on the condition of the existing facility and the need to avoid any interruption in data processing services, the 1999 study concluded that the construction of a new County Data Center would be more advantageous than the retrofit, renovation, and expansion of the existing facility at Downey.

On August 29, 2002, the Board approved a recommendation to begin planning the space requirements for the new Data Center, which included consolidating the computing needs of the Assessor's Office and the Department of Public and Social Services.

The County began looking for an alternate location for the new Data Center. In 2003, two existing properties, located near the Los Angeles International Airport, were considered to accommodate the County's Data Center needs (The Exodus Data Center and the Cushman Data Center). Although both locations were large enough in size, the cost of acquiring the property, refurbishing the existing structure, upgrading the existing infrastructure, and building adequate parking to support the program proved to be comparable to the cost of building a new facility on currently owned County property. Additionally, the use of County-owned sites, including Fairplex and County airports were explored, as well as leasing opportunities that have surfaced over the years (e.g., Terminal Annex Data Center).

Analysis of Data Center leasing cost models indicated that leasing was more costly than developing a County Data Center due to annual increases in payment levels tied to anticipated increases in power requirements and inflation.

On December 2, 2004, based upon its immediate availability as a vacant, County-owned site, which offered the highest degree of design flexibility to accommodate the County's current and future data requirements, the Board approved the Rancho Los Amigos (RLA) South Campus as the new location for the Countywide Data Center.

Upon completion of the scoping documents and prior to the preparation of recommendations for final delivery of the Project, we will reexamine the costs and benefits of leasing versus a design-build model.

### Data Center Space Program

A new central County Data Center is consistent with the dramatic shift in the County's computing environment from the decentralized departmental approach of the late 1990s. At that time, numerous departmental computer environments, of varying size, scale and sophistication, were established throughout the County. Each site had its own independent network of computers dedicated to single applications or functions. A recent inventory of computing facilities in the County identified over 60 such sites.

The programming phase for the Data Center was completed in 2005. At that time, Internal Services Department (ISD) had projected that its Data Center program required 13,000 square feet of computing space and 14,700 square feet of mechanical/support space for the computing space. This baseline program was validated by the County's consultants, Bruns-Pak and Hewlett-Packard.

By 2009, when the Board approved the consolidation of Data Center functions from the Departments

of Health Services, Mental Health and Public Health, the projected amount of computing space needed rose from 13,000 square feet to 20,000 square feet, and displacement of a significant part of the mechanical/support space to other areas of the building. It was projected that with normal growth factors, the computing space needed would soon exceed the size of the Data Center design (total maximum 27,700 square feet).

In response to the space crisis, ISD spearheaded the County's server virtualization movement, which is a technique that merges multiple computers onto fewer systems, thereby requiring less floor space compared to the aggregate space that is necessary to house individual departmental systems. Through this technology, ISD has been able to both expand its services to clients and respond to the increasing demand for computing power and data storage while still existing within the same footprint of the Downey Data Center (approximately 29,500 square feet). In 2005, the Data Center was using 404 racks, and in 2009, grew to using 621 racks. Through virtualization, ISD was successfully able to reverse the trajectory for more rack space and decrease it to 580 racks in 2014. The design of the new facility will include sufficient flexibility and scalability to accommodate the departments identified above and any additional departments that utilize the planned shared services solution and virtualization technology.

While virtualization does result in reduced needs for power and cooling on a server-to-server basis, the increased centralization of departmental servers into the County Data Center will increase the number of shared servers. These servers require more power and cooling compared to stand-alone servers. Therefore, their concentration into one Data Center will result in increased infrastructure needs, which contributed to an increase in project costs. In 2009, the plans were revised to increase the power supply to the Data Center from 15 watts per square foot to the maximum capacity of 135 watts per square foot to reflect this need.

#### Previously Approved Project Scope (2004-2009)

In December 2006, the Board approved the initial Project scope and budget for the County Data Center Project. The proposed primary Countywide Data Center will facilitate critical Departments' Data Center, as well as data systems located in various environments throughout the County of Los Angeles currently supporting the Departments of Public Social Services, Public Library, Probation, Assessor, Public Works, Registrar Recorder/County Clerk, and the Treasurer and Tax Collector.

On December 8, 2009, the Board approved the revised Project scope and budget to incorporate the data needs for the Departments of Health Services, Mental Health, Public Health, and to add a new 27,000 square-foot annex office building with underground parking.

In March, 2010, the Draft EIR was circulated for public comment. Following receipt of public comment and other feedback received, the proposed design for the County Data Center Project and the preliminary design for the annex office building were completed in 2011 in preparation for public bid. The County has addressed each of the comments received in the Final EIR. An additional mitigation measure has been added to avoid and minimize the impacts to two additional historic resources previously identified, and to the integrity of the RLA Historic District. In order to further reduce previously identified impacts to cultural resources, the County will relocate two of the ten patient wards to the south east side of the Harriman House on the RLA South Campus. These two patient wards will mimic the original location to the greatest extent feasible, and the siting will allow for reconstruction of the connecting verandas at the south end of each building. Other mitigation measures pertaining to cultural resources have been refined to add additional protections.

#### Proposed Project

The County Data Center is currently programmed to provide an estimated 58,000 square feet, located on a 9-acre site on the RLA South Campus, approximately three miles west of the current Data Center. The facility will house all systems currently located within the existing Downey Data Center facility and additional systems from the following Departments: Health Services, Mental Health, Public Health, Public Library, Public Social Services, Probation, Assessor, Public Works, Registrar-Recorder/County Clerk, and the Treasurer and Tax Collector. Consistent with the Charter Agreement, established in 2005, ISD will serve as the Data Center Proprietor, thereby maintaining operational responsibility for the Data Center building, associated infrastructures, and resource allocations.

The essential facility will have an enhanced structural system, as well as a primary power source to be provided by Southern California Edison from a location north of the building. The facility will be equipped with back-up emergency generators, and uninterrupted power sources to minimize the risk of losing electrical power to the data processing equipment. The facility should be available 99.9 percent of the time with the inclusion of these measures. These measures are required to ensure that the new County Data Center will continue operating during and immediately after a moderate to severe seismic event.

The Data Center design will incorporate new approaches to reduce the operating costs and improve the energy efficiency of the building. Design alternatives, such as refabricated modular data centers and containers, were examined and determined to be more suitable as a secondary site or auxiliary expansion. The lifespan of such prefabricated modules and containers is considerably shorter than is desired for a primary Data Center facility and the seismic resilience of such new solutions is unverified.

#### Historic Preservation

The EIR also includes the rehabilitation and adaptive reuse of the historic power building. The rehabilitation will entail structural enhancements, replacement of the roof, and refurbishment of interior and exterior finishes, including re-anchoring and repointing the exterior brick façade, installation of conduit and utility connections, and repainting. Given the building's historic status, the rehabilitation will comply with the Secretary of the Interior's Standards for Historic Buildings. The rehabilitated building will house generators to support the County Data Center's operations and provide space for additional generators that can support future buildings on the South Campus.

Two existing historic patient ward buildings will be relocated to accommodate the Data Center Project. Plans and specifications may be developed to relocate the buildings adjacent to the Harriman House as part of the supplemental agreement with Arthur M. Gensler and Associates, Inc. (Gensler). We will return to the Board at a later date to establish a project to renovate the patient wards and Harriman House.

A 27,000 square-foot annex office building is potentially part of the proposed Project, if deemed necessary after program validation. It is being reviewed as an "additive alternative" to the project program.

#### Infrastructure

The Project scope has also been revised to incorporate a new modern utility infrastructure system to provide for sufficient utility capacity to support the County Data Center Project. Although the RLA South Campus has been active for approximately 120 years, the utilities that were installed to meet

the needs of the buildings throughout the years are now outdated, inefficient, and costly to maintain. The scope of the utilities include, but are not limited to: mechanical utilities, such as domestic water lines, sewer lines, fire water lines, storm drains, gas lines, electrical utilities, telecommunications utilities, roadways and curbs, sidewalks, street lights, and storm water collection. The Project's infrastructure plan was initially developed as part of a larger plan to support the development of the overall South Campus. The proposed scoping documents, to be developed by Gensler, will analyze the off-site utility infrastructure improvements to the County Data Center Project.

Execution of the supplemental agreement with Gensler will allow Public Works to first validate the Data Center program and infrastructure requirements, and updates the previously designed architecture of the Project, with enhanced performance criteria of the latest information technology, mechanical and electrical systems, and building code requirements. The final scoping documents will reflect the most efficient design model that can best accommodate the County's current and future data needs.

Execution of the supplemental agreement with Gensler will also allow Public Works to provide scoping documents for the RLA South Campus infrastructure that feeds the County Data Center Project. The new off-site utility infrastructure systems include, but are not limited to, mechanical, electrical, plumbing, fire, storm water and wastewater management, gas, power, telecommunications, improvements of the landscaping, roads, and pathways. Sustainable design and technology will be incorporated.

Execution of the supplemental agreement with Simplus/JGM will allow Public Works to provide project support, project control, and other optional services in support of the preparation of scoping documents for the County Data Center and off-site infrastructure project, and the preparation of request for proposals for site demolition, and relocation of the two existing historic patient ward buildings. These services include engineering and technical support services, cost estimating, scheduling, document control, issues tracking, master calendar maintenance, preparation of meeting minutes, cost control, change management, schedule control, quality control, and other management and technical support services.

#### Operating Budget Impact

CEO will continue to work with ISD to develop final costs for furniture, fixtures, equipment, and relocation costs.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1), by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public services. It also directs that we ensure Community Support and Responsiveness (Goal 2), by strengthening and enhancing the County's capacity to sustain essential County services in a proactive and responsive manner. Lastly, it directs us to provide Integrated Services Delivery (Goal 3), by maximizing opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

#### Green Building/Sustainable Design Program

The proposed Project components will comply with the County's Energy and Environmental Policy. The Project components will be designed and constructed to achieve the United States Green

Building Council's Leadership in Energy and Environmental Design (LEED) Silver level certification in compliance with adopted Board policy.

### **FISCAL IMPACT/FINANCING**

In December 2009, the Board approved a \$110.0 million estimated total Project budget.

The revised Project budget cost estimate of \$208,837,000, which will be validated during the scoping phase, including the additive alternative annex building, and an estimated \$98.8 million cost increase comprised of:

- \$51.0 million for off-site utility infrastructure work
- \$6.3 million for cost escalation since 2009
- \$15.2 million for contingency allowances a conversion to a Design-Build model
- \$15 million for Project cost refinement for the annex building
- \$7.0 million for a revised estimate for third party construction management costs due to increased scope
- \$2.1 million for plans and specifications for the Data Center annex building
- \$1.2 million for jurisdictional reviews due to increased scope
- \$1.0 million for increased County Project management costs

Additionally, the estimated cost per square foot of recently built Data Center projects (government-owned, new construction) is slightly more expensive than the County's estimated cost per square foot. The recommended supplemental agreement with Gensler is for a \$5,291,159 not-to-exceed fee and will be funded within the current Project budget, and provides for cost-of-living adjustments in accordance with County policy and the terms of the Contract.

The recommended supplemental agreement with Simplus/JGM is for an \$830,000 not-to-exceed fee and will be funded within the current Project budget and provides for cost-of-living adjustments in accordance with County policy and the terms of the Contract. Sufficient funds are available in the Fiscal Year (FY) 2013-14 Capital Projects/Refurbishments Budget County Data Center Project, under Capital Project No. 70977, to fund both supplemental agreements. The Project Schedule and Budget Summary are included in Attachment A.

The County Data Center Project is initially funded with Commercial Paper proceeds which will be redeemed through the issuance of municipal tax-exempt long term bonds or a long-term lease. Financing recommendations will be based upon the Board's decision regarding leasing or long-term financing.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The supplemental contracts will contain terms and conditions supporting the Board's ordinances and policies, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy No. 5.050, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs; Board Policy No. 5.060, Reporting of Improper Solicitations; Board Policy No. 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy No. 5.135, Notice to Contract

Employees of Newborn Abandonment Law (Safely Surrendered Baby Law). The proposed supplemental agreements will be approved as to form by County Counsel.

Per the Board's Civic Art Policy adopted on December 7, 2004, and amended on December 15, 2009, the Project cost does not include an allocation for the Civic Art Fund because the Project was authorized prior to approval of the Civic Art Policy.

The supplemental agreements with Gensler and Simplus/JGM include cost-of-living adjustment provisions, which are in accordance with the Board's Policy approved January 29, 2002.

## **ENVIRONMENTAL DOCUMENTATION**

An Initial Study was prepared for this Project in compliance with the California Environmental Quality Act (CEQA). The Initial Study concluded that there is substantial evidence that the proposed Project may have a significant impact on the environment in the following areas: air quality, biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, and utilities and service systems. The Initial Study determined that an EIR would be required and determined that the proposed Project would not be expected to result in significant impacts to transportation and traffic as well as other potential impact areas. However, issues related to transportation and traffic were raised during the scoping process for the proposed Project. The Initial Study also determined that the proposed Project would not be expected to result in significant impacts to aesthetics. However, the Project description has been modified to include construction of a 180 foot-tall antenna tower and a 15 foot-tall to 20 foot-tall lightning rod, which would have the potential to impact aesthetics. Therefore, transportation/traffic, aesthetics, and the aforementioned environmental impact areas that the Initial Study concluded had the potential to result in significant impacts, were the subject of a detailed evaluation undertaken in the Draft EIR.

A Final EIR for the proposed Project has been prepared in compliance with CEQA and is on file with the Clerk of the Board of Supervisors. Public notice of the Draft EIR was published in the Long Beach Press Telegram on May 10, 2010, pursuant to Public Resources Code, Section 21092, and posted pursuant to Section 21092.3. There was a 45-day public review period for the Draft EIR. A total of seven comment letters were received; four written comments and one verbal comment were received during the public review period, and two letters were received following the close of the public review period. Comments were received from the following public agencies, groups, and individuals: Fremont Associates, the City of South Gate, the Los Angeles Conservancy, the State Clearinghouse, and Patricia Lowman. The comments received related to traffic impacts, demolition of contributors to the RLA Historic District, reconfiguration of the proposed building, and the location of the proposed antenna tower and were fully addressed in the Final EIR. Responses to the comments are included in the Final EIR. Responses to all comments received from public agencies were sent to those agencies pursuant to Section 21092.5.

As required under Section 15088.5 of CEQA Guidelines, the County requested the environmental consultant to review the proposed changes to the Draft EIR, including the addition of a new mitigation measure and revisions to existing mitigation measures in the area of cultural resources to determine if the changes represent "significant new information," thereby requiring recirculation of the EIR for public review. Sapphos Environmental, Inc., the environmental consultant, has concluded that while the proposed modifications to the cultural resources mitigation program provide clarification and amplification of the circulated Draft EIR, the revisions do not constitute the addition of "significant new information," and are not intended to mitigate potential impacts that were not disclosed in the circulated Draft EIR, or to address a substantial increase in the severity of previously



identified impacts. Further, the environmental consultant also concluded that the newly added mitigation measure, which provides for the relocation, stabilization, and protection of two additional historic patient ward buildings further reduces the impacts to cultural resources described in the circulated Draft EIR.

The Final EIR consists of the April 2010 Draft EIR and technical appendices; Clarifications and Revisions, comments received, and responses to comments dated March 2013. Except for unavoidable significant impacts in the areas of aesthetics, air quality, greenhouse gas emissions, noise, and cultural resources, all identified significant environmental impacts can be avoided or reduced to a level of insignificance through the implementation of the mitigation measures identified in the Final EIR. As stated in the attached Findings of Fact and Statement of Overriding Considerations, the proposed Project will result in unavoidable significant impacts on aesthetics, air quality, greenhouse gas emissions, noise, and cultural resources; however, such impacts have been reduced to the extent feasible, and the benefits of the proposed Project outweigh these unavoidable adverse impacts.

A MMRP consistent with the conclusions and recommendations of the Final EIR has been prepared and is attached. The MMRP identifies in detail, the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the Project to the environment is ensured, and the requirements have been incorporated into the conditions of approval for this project.

The location of the documents and other materials constituting the record of the proceedings upon which the Board of Supervisors' decision is based in this matter is the County of Los Angeles, Chief Executive Office, located at the Kenneth Hahn Hall of Administration, Room 754, 7th Floor. The custodian of such documents and materials is Mr. Jan Takata, Senior Manager, Chief Executive Office.

The proposed Project is not exempt from payment of a fee to the California Department of Fish and Wildlife pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Wildlife. Upon the Board's certification of the Final EIR, Public Works will file a Notice of Determination in accordance with Section 21152(a) of the California Public Resources Code and pay the required filing and processing fees with the Registrar Recorder/County Clerk in the amount of \$3,079.75.

Upon completion of final Project design and prior to project implementation, the certified EIR will be reviewed to determine whether further documentation under CEQA is required.

## **CONTRACTING PROCESS**

On December 2, 2004, after a competitive qualifications-based selection process, the Board authorized Agreement PW 12832 with Gensler to provide design services for the Project for a \$4,564,500 not-to-exceed fee. To date, there have been eight executed supplemental agreements, bringing the current contract value to \$6,472,841.

Supplemental Agreement 1, issued under delegated authority, reallocated \$74,450 from optional performance based design that was no longer needed to fund a feasibility study for the power plant design. On December 19, 2006, the Board approved Supplemental Agreement 2, for a \$1,278,310 not-to-exceed fee, to provide additional design and construction administration services to incorporate the rehabilitation of the existing power building according to the Secretary of Interior's Standards and Leadership in Energy and Environmental Design certification as part of the proposed

Project. Supplemental Agreements 3 and 4, issued under delegated authority, reallocated \$483,000 and \$448,920 not-to-exceed fees, respectively, from the construction administration budget to provide design and construction administration services to structurally upgrade and refurbish the existing smoke stack, water tower, and cooling tower to meet the Secretary of Interior's Standards.

On December 8, 2009, the Board approved Supplemental Agreement 5, for a \$630,031 not-to-exceed fee, to validate and confirm the current program and equipment requirements to incorporate the Departments of Health Services, Mental Health, and Public Health into the proposed Project, and provide scoping documents for a 27,000 square-foot annex office building. Supplemental Agreement 6, issued under delegated authority, reallocated \$438,200 from previous supplemental agreements to provide additional design services for incorporating the Departments of Health Services, Mental Health, and Public Health into the County Data Center Project. Supplemental Agreement 7, issued under delegated authority, reallocated \$11,506 from construction administration services to update the County Data Center Project documents, including plans, specifications, and energy calculations, to comply with the 2009 California Title 24 Energy Efficiency Standards. Supplemental Agreement 8, issued under delegated authority, reallocated \$5,900 from construction administration services to provide additional EIR analysis, studies, documentation, and cost estimates as part of County responses to public comments to the EIR.

Execution of the recommended Supplemental Agreement 9, for a \$5,291,159 not-to-exceed amount, will allow Gensler to provide scoping documents and design services for the County Data Center and off-site infrastructure project. This will also allow for Gensler to provide site demolition plans to relocate two existing historic patient ward buildings.

On December 2, 2004, after a competitive qualifications-based selection process, the Board authorized Agreement PW 12832 with Simplus/JGM to provide project support services for the Project for an \$841,600 not to exceed fee. On December 19, 2006, the Board approved Supplemental Agreement No. 1 re-allocating \$72,425 from additional services to incorporate equipment commissioning and LEED Silver level certification.

Execution of the recommended Supplemental Agreement 2, for an \$830,000 not-to-exceed amount, will allow Simplus/JGM to provide project support, project control, and other optional services in support of the preparation of scoping documents for the County Data Center and off-site infrastructure project, and the preparation of request for proposals for site demolition, and relocation of the two existing historic patient ward buildings. Standard supplemental agreements, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no impact on current County services or projects during the performance of the recommended actions.

### **CONCLUSION**

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; and the Department of Public Works, Project Management Division II.

The Honorable Board of Supervisors

9/2/2014

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "W. Fujioka", followed by a small "for" in a cursive script.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:SHK:DJT

SW:CY:zu

Enclosures

c: Executive Office, Board of Supervisors  
County Counsel  
Arts Commission  
Assessor  
Auditor-Controller  
Health Services  
Internal Services  
Mental Health  
Office of Countywide Contract Compliance  
Probation  
Public Health

September 2, 2014

**ATTACHMENT A**

**DEPARTMENT OF PUBLIC WORKS:  
COUNTY DATA CENTER PROJECT  
CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT  
AWARD SUPPLEMENTAL AGREEMENTS  
SPECS. 5499; CAPITAL PROJECT NO. 70977  
(FOURTH DISTRICT)  
(3 VOTES)**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
County Data Center and Infrastructure Approval to issue Design/Build Request for Proposals	N/A	08/25/2015
County Data Center and Infrastructure Design-Build Procurement Award Contract	12/14/2010	04/19/2016
Demolition Package Award Services Agreement	N/A	12/15/2015
Demolition Package Construction Substantial Completion	N/A	11/21/2016
County Data Center and Infrastructure Construction Substantial Completion	10/14/2013	12/03/2019
Project Acceptance	08/18/2014	02/03/2020

## II. PROJECT BUDGET SUMMARY

Budget Category	Approved Budget	Estimated Changes	Current Estimate
Land Acquisition	\$ 0	\$ 0	\$ 0
Construction			
Construction Contracts	\$ 80,192,606	\$ 70,972,394	\$ 151,165,000
Change Orders	\$ 8,019,260	\$ 6,359,740	\$ 14,379,000
Proposer Stipends	\$ 0	\$ 525,000	\$ 525,000
Equipment/FFE	\$ 0	\$ 0	\$ 0
Civic Arts	\$ 0	\$ 0	\$ 0
<b>Subtotal</b>	<b>\$ 88,211,866</b>	<b>\$ 77,857,134</b>	<b>\$ 166,069,000</b>
Plans and Specifications	\$ 6,472,841	\$ 5,291,159	\$ 11,764,000
Consultant Services			
Deputy Inspection	\$ 1,083,200	\$ 1,616,800	\$ 2,700,000
Hazardous Materials	\$ 0	\$ 275,000	\$ 275,000
Geotech/Soils Test	\$ 545,200	\$ 49,800	\$ 595,000
Material Testing	\$ 0	\$ 215,000	\$ 215,000
Cost Estimating	\$ 0	\$ 0	\$ 0
Topographic Surveys	\$ 0	\$ 0	\$ 0
Construction Management	\$ 2,932,893	\$ 6,466,107	\$ 9,399,000
Environmental EIR	\$ 0	\$ 407,000	\$ 407,000
Labor Compliance to D.I.R. State Fund	\$ 0	\$ 500,000	\$ 500,000
<b>Subtotal</b>	<b>\$ 4,561,293</b>	<b>\$ 9,529,707</b>	<b>\$ 14,091,000</b>
Miscellaneous Expenditures			
Countywide Contract Compliance	\$ 151,000	\$ 26,000	\$ 177,000
Printing	\$ 250,000	\$ 0	\$ 250,000
<b>Subtotal</b>	<b>\$ 401,000</b>	<b>\$ 26,000</b>	<b>\$ 427,000</b>
Jurisdictional Review/Plan Check/Permit			
Regional Planning	\$ 5,000	\$ 17,000	\$ 22,000
Fire Department	\$ 47,000	\$ 206,000	\$ 253,000
Health Department	\$ 0	\$ 10,000	\$ 10,000
Air Quality Management District	\$ 25,000	\$ 20,000	\$ 45,000
State Water Resources Board	\$ 10,000	\$ 30,000	\$ 40,000
Land Development Support Services	\$ 0	\$ 48,000	\$ 48,000
Building and Safety Plan Check	\$ 445,000	\$ 656,000	\$ 1,101,000
<b>Subtotal</b>	<b>\$ 532,000</b>	<b>\$ 987,000</b>	<b>\$ 1,519,000</b>
County Services			
Code Compliance	\$ 2,005,000	\$ 3,228,000	\$ 5,233,000
Design Review	\$ 121,000	\$ 1,000	\$ 122,000
Contract Administration	\$ 350,000	\$ (54,000)	\$ 296,000
Project Management	\$ 6,245,000	\$ (1,403,000)	\$ 4,842,000
Project Management Support Services	\$ 0	\$ 1,644,000	\$ 1,644,000
ISD ITS Communications	\$ 0	\$ 224,000	\$ 224,000
Project Technical Support	\$ 0	\$ 621,000	\$ 621,000
Consultant Contract Recovery	\$ 0	\$ 885,000	\$ 885,000
Others	\$ 0	\$ 0	\$ 0
<b>Subtotal</b>	<b>\$ 8,721,000</b>	<b>\$ 5,146,000</b>	<b>\$ 13,867,000</b>
<b>Prior Expenditures</b>	<b>\$ 1,100,000</b>	<b>\$ 0</b>	<b>\$ 1,100,000</b>
<b>Total</b>	<b>\$ 110,000,000</b>	<b>\$ 98,837,000</b>	<b>\$ 208,837,000</b>